

<div>CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795</div> <div>STAFF REPORT</div>	Hearing Date/Agenda Number P.C. 02-25-04 Item:
	File Number PDC03-063
	Application Type Planned Development Rezoning
	Council District 1
	Planning Area West Valley
	Assessor's Parcel Number(s) 299-46-019
PROJECT DESCRIPTION	
Completed by: Lesley Xavier	
Location: East side of Boynton Avenue, approximately 160 feet north of Underwood Drive	
Gross Acreage: 0.21      Net Acreage: 0.21      Net Density: 19 DU/AC	
Existing Zoning: A(PD) Planned Development      Existing Use: One single-family residential dwelling unit	
Proposed Zoning: A(PD) Planned Development      Proposed Use: 4 single-family attached residential dwelling units	
GENERAL PLAN	
Completed by: LX	
Land Use/Transportation Diagram Designation Medium High Density Residential (12-25 DU/AC)	
Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> See Analysis and Recommendations	
SURROUNDING LAND USES AND ZONING	
Completed by: LX	
North:      Single-family detached residential      R-M Residence	
East:      Single-family attached residential      A(PD) Planned Development	
South:      Single-family attached residential      A(PD) Planned Development	
West:      Blackford High School      R-1-8 Residence	
ENVIRONMENTAL STATUS	
Completed by: LX	
<input type="checkbox"/> Environmental Impact <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Negative Declaration circulated on December 22, 2003 <input type="checkbox"/> Environmental Review Incomplete <input type="checkbox"/> Negative Declaration adopted on January 12, 2004	
FILE HISTORY	
Completed by: LX	
Annexation Title: Boynton No. 66	
Date: 08/01/80	
PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION	
<div><div><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Denial</div><div>Date: _____</div><div>Approved by: _____ <input type="checkbox"/> Action <input checked="" type="checkbox"/> Recommendation</div></div>	
APPLICANT/DEVELOPER	OWNER
Hubert Varda Mono Space Designs 1220 S. 2 <sup>nd</sup> Street San Jose, CA 95112	Hammond Ku 20642 Sigal Drive Saratoga, CA 95070

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**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: LX

**Department of Public Works**  
See attached memoranda

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**Other Departments and Agencies**  
See attached memoranda from the San Jose Fire Department and Strong Neighborhoods Initiative Division Staff

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**GENERAL CORRESPONDENCE**

None received

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant is proposing a Planned Development Rezoning on a 0.21 acre site located on the east side of Boynton Avenue, approximately 160 feet north of Underwood Drive, to allow the development of up to four (4) single-family attached residential units.

The site is currently developed with one single-family residence. This existing house is a one-story ranch style structure that was built in 1943. Uses surrounding the site include a single-family residence to the north, a condominium complex to the east and the south. Two-story apartments and Blackford High School are located across Boynton Avenue to the west. The subject site includes several trees comprised mostly of Pines and Redwoods including five (5) that are ordinance size.

**Project Description**

The proposed project consists of two residential buildings. Each contains two 1,029 square foot living units with private two car garages. All of the units are two-stories and include two bedrooms and two and one half bathrooms. A centrally located common driveway separates the two buildings. Each unit has private open space areas which extend along the side property line of the existing parcel. Two of the units have a front orientation towards Boynton Avenue.

**ENVIRONMENTAL REVIEW**

This project is found to be exempt from the environmental review requirements of Title 21 of the San Jose Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, under the provisions of Section 15303(b) of the State Guidelines for Implementation of CEQA.

This exemption applies to new construction or the conversion of small structures. Examples of projects that qualify under this exemption include but are not limited to: apartments, duplexes and similar structures designed for not more than six dwelling units

*Trees*

As previously indicated, the project includes several trees consisting mostly of Pines and Redwoods. All of the trees, except for one ordinance size tree will be preserved. The tree to be removed is located in an area of the site which would substantially inhibit the reasonable economic development potential of the property.

The loss of this tree does not constitute a significant environmental impact. Mitigation will be provided for the loss of the tree in accordance with City standards.

## GENERAL PLAN CONFORMANCE

The proposed residential project has a net density of 19 DU/AC. This density is consistent with the site's *San Jose 2020 General Plan* Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC). In addition, the proposed project furthers the General Plan's housing major strategies by implementing housing opportunities on infill property that is already served by existing urban services.

The project site is also located within the Blackford Strong Neighborhoods Initiative area. The project is consistent with the goals of the Blackford Neighborhood Improvement Plan. One of the goals is to enhance the streetscape and create a pedestrian friendly environment. The proposed project has units with pedestrian access from the street as well as landscaping between the sidewalk and the residential units and along both sides of the common driveway.

## ANALYSIS

The primary issues associated with the review of this proposal included: 1) site design and interface with surrounding uses, and 2) conformance with the *Residential Design Guidelines*.

### Site Design and Interface with Surrounding Uses

The proposed project has a relatively good rectangular-shaped configuration that is generally conducive to the proposed type of development. There are, however, a number of trees on the site that would enhance the project if preserved. Fortunately, most of these are located around the outside perimeter of the site in areas and can easily be saved and incorporated into the private rear yards for the proposed units. These trees will help to soften the project interface with the surrounding properties. Unfortunately, one large ordinance size tree located toward the interior of the property will may need to be removed in order to accomplish a project consistent with the General Plan density objectives and insure a desirable interface around the project perimeter. Further evaluation of this will occur at the Planned Development Permit stage.

All units have garages that will be accessed from a single common driveway. The use of tandem garages for two of the units allows for more substantial landscape opportunities within the project interior and reduces the dominance of the garage doors.

### Conformance with the Residential Design Guidelines

This proposed project is in substantial conformance with the development standards recommended in the *Residential Design Guidelines*. The proposed project generally represents a hybrid between a rowhouse and courthome as defined by the Residential Design Guidelines. Staff reviewed this proposal and ensured that the most relevant standards for product types described in the Residential Design Guidelines were applied to this project to ensure a quality design. Further, the standards imposed are consistent with other similar proposals and recently approved projects in this neighborhood.

### *Perimeter Setbacks*

The proposed project is in substantial conformance with the Residential Design Guidelines perimeter setback policies in that a five (5) foot minimum setback from the adjacent condominium project is proposed as recommended. The project's most sensitive interface is with that of the existing single-family property to the north. The design guidelines recommend a 5-foot setback where adjacent to the house and a 20-foot setback where adjacent its rear yard. Only a small portion of the project interface along this side is actually adjacent to the single-family rear yard rather than the house. Given that the setback for the project has an overall average setback of 14 to 16 feet (in excess of the 5 foot minimum requirement) along the entire side property line, Staff is of the opinion that this more than compensates for the relatively minor area next to the existing rear yard where the building setback is 14 feet rather than 20 feet.

### *Parking*

The Residential Design Guidelines recommend that projects comprised of units with private 2-car garages and two bedroom units provide at least 2.5 parking spaces per unit. The overall parking requirement for this project would be ten (10) parking spaces. The proposed project provides each unit with a two-car garage. While two of the four units include tandem garages, the overall parking requirement for this type of unit is the same as that which includes a "side by side" garage-parking configuration. There are a total of four guest parking spaces provided: two on-site open parking spaces at the rear of the property as well as two off-lot or street parking spaces along the frontage of the site. The proposed project with a total of twelve (12) off-street parking spaces conforms to the Residential Design Guidelines.

### *Open Space*

The Residential Design Guidelines recommend that each unit be provided with a minimum of 300 square feet of private open space per unit. This project provides each rear unit with approximately 560 square feet of private open space and each front unit with approximately 322 square feet of private open space. Each of the units also provides additional private open space in the form of balconies oriented towards the interior of the project. Common open space is not required for projects with fewer than 20 units.

### *Architecture*

This project consists of two-story units with a height of approximately 27 feet and the second story stepping back from the first story. The two front units have entrances and porches oriented toward Boynton Avenue. The unit type and general style of the proposed structures are compatible with existing development in the neighborhood. As is typical for a Planned Development Rezoning, the architecture that is shown is considered "conceptual" and will undergo further review by staff at the Planned Development Permit stage. Building materials, roofing, colors, and other details will also be selected for their compatibility with the neighborhood development pattern.

## **PUBLIC OUTREACH**

The project was presented at the Blackford Strong Neighborhoods Initiative NAC meeting on February 5, 2004 in order to discuss the proposed project with area residents. Those in attendance were generally supportive of the proposed project. Notices of the public hearings were mailed to all property owners and tenants within 500 feet of the subject site.

## **RECOMMENDATION**

Planning staff recommends the Planning Commission forward a recommendation of approval to the City Council for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC).
2. The project furthers the goals and objectives of the City's infill housing strategies.
3. The proposed project is compatible with existing and proposed uses on the adjacent and neighboring properties.
4. The proposed project preserves many of the existing trees on the site.
5. The project is in substantial compliance with the City's Residential Design Guidelines.

Attachments